



BURLINGTON CITY COUNCIL WORK SESSION AGENDA

February 2, 2015

**Municipal Building Conference Room
425 S. Lexington Avenue, Burlington, NC (222-5022)**

5:00 PM

A) Demolitions

417 North Main Street
1740 West Davis Street

David Beal

Assistant Director for Planning Services

B) UDO – Ideas Forum

Amy Nelson

Planning and Economic Development Director


Chad Meadows, AICP
CodeWright Planners, LLC

Jackie Turner
RATIO, Architects, Inc

Nathaniel Parker, Attorney
Ellis & Parker Law Firm

C) City Manager Comments

MEMORANDUM

TO: Harold T. Owen, City Manager 
FROM: David W. Beal, Assistant Director for Planning Services
DATE: January 28, 2015
SUBJECT: City Council Work Session – February 2, 2015
Proposed Demolition Ordinances

Staff would like to present information on the following properties to the City Council at its Work Session meeting on February 2, 2015:

1. 417 North Main St. (GPIN 8875248483, Mary M. Stephens)
2. 1740 West Davis St. (GPIN 8865278780, Jesus Pages)

These properties received an order for demolition from the City of Burlington Housing Commission at the October 28, 2014 (417 North Main St.) and November 25, 2014 (1740 West Davis St.) meetings. Approving the Demolition Ordinances during the Consent Agenda at the City Council meeting on February 3, 2015 will allow the City to attach liens related to demolition to the properties.

Pictures of these properties as well as the checklists outlining the City's efforts to have the structures brought to code will be available.

If you have questions regarding this request, please advise.

Officer: Clifton Graves

File: _____

Date: 7-23-13

Case: _____

MINIMUM HOUSING CHECKLIST

Property Address 417 N Main Street

Owner / Tenant: Mary M. Stephens

Phone: 227-6178

<u>Date</u>	<u>Activity</u>
<u>6-13-13</u>	1. Complaint received.
<u>7-23-13</u>	2. Property Owner Search List form completed.
<u>7-23-13</u>	3. Initial Inspection.
<u>na</u>	4. Flag Utilities (alert utility companies that minimum housing inspection is necessary before new tenants can occupy the residential unit).
<u>7-24-13</u>	5. Remove Utilities if building is immediately unsafe. Condemn and proceed to step 10.
_____	6. Send Housing Inspection Report to the owner of record along with a Courtesy Letter requesting communication within 10 days (sent by both registered and regular mail – Affidavit filed if no return receipt).
_____	7. When owner of record makes contact, list of Corrective Action(s) is given.
_____	8. Re-Inspect after 30 days. If progress is made on original Corrective Action item(s), additional time may be allowed. Note: if power was removed, temporary power in the form of a saw service may be allowed at this stage.
_____	9. If work continues, Re-Inspect in 30 days.
<u>6-11-14</u>	10. If work has stopped or if unit has been Condemned, record Lis Pendens at courthouse.
<u>6-19-14</u>	11. Order Title Search on property (giving time for Lis Pendens to be noted on property).
<u>8-7-14</u>	12. Notify owner(s) and parties in interest of Hearing Date and Time (sent by both registered and regular mail – Affidavit if necessary – newspaper advertisement if necessary).
<u>8-25-14 via phone</u>	13. Hearing with Director of Inspections and Minimum Housing Inspector.
<u>8-28-14</u>	14. Issue Order to Repair or Demolish within 60 to 90 days.
_____	15. If repair or demolition remains incomplete after 60 to 90 days, forward case to the Housing Commission (minimum 10 days notice, sent by both registered and regular mail – Affidavit if necessary).
<u>10-28-14</u>	16. Housing Commission may order the demolition or give more time to repair the property through a Supplemental Order.
<u>10-31-14</u>	17. If the deadline of the Order comes and work remains incomplete, order Title Search update and property appraisal.
<u>1-5-15</u>	18. Set up meeting with City Attorney to review case file.
<u>1-28-15</u>	19. Send case report to the City Manager for failure to comply with the Order to Repair or Demolish.
<u>1-28-15</u>	20. Request Demolition Ordinance to be placed on the City Council Agenda.
_____	21. Solicit bids for demolition.

Special Notations: _____

CITY OF BURLINGTON
HOUSING INSPECTION REPORT

Date: 7/23/13

Inspected by: Clifton Graves – (336) 229-3561

Location: 417 N. Main St.

Map#29

Block#102

Lot#108

Owner: Mary M. Stephens
417 N Main Street
Burlington, NC 27217

Occupant: Mary M. Stephens ☐ vacant ☒ One Family ☐ Apt ☐ Rooming House

Type of Construction ☒ Frame ☐ Brick ☐ Block ☐ One story ☒ Two story ☐ Mobile Home

Work to be done indicated by (X)

1. Light and Ventilation Section 14-47

- ☒ Provide proper window area
- ☒ Repair windows, (X) casing, (X) sills, (X) make weather-tight
- ☒ Replace broken window panes
- ☒ Provide lights in public Halls (X), Stairways (X)
- ☒ (X) Install, () repair, screens on windows and doors
- ☒ Repair doors, make weather-tight
- ☒ All windows required to be operable

2. Exits Section 14-48

- ☐ Provide two main means of egress from each building
- ☐ Provide safe, continuous & unobstructed exit from interior to exterior
- ☒ Make () platforms (X) steps (X) handrails, safe
- ☐ Provide locks to outside doors

3. Plumbing Section 14-49

- ☐ Connect to City water and sewer
- ☒ Repair plumbing (X) inoperable (X) broken () leaking
- ☐ Install hot water heater
- ☐ Plumbing fixtures required () inside toilet () lavatory () tub
- ☐ Protect plumbing from weather

4. Heating Existing Section 14-50

- ☐ Remove unapproved (X) heaters () stoves
- ☒ Provide facilities for providing adequate heating/equipment
- ☐ Repair () replace thimble
- ☐ Repair () replace () install flues
- ☐ Provide hearth at least 6" beyond each side of fireplace opening

5. Electrical Section 14-51 & 52

- ☒ Repair wiring and make safe
- ☒ Remove drop cords/ext. cords in excess 6' in length
- ☐ Install proper sized fusestat
- ☐ Install light
- ☒ Add additional electrical outlets (rooms 100sq ft or less, 2 outlets)
- ☐ Add convenience outlets within 6' of stationary appliance
- ☒ Wired smoke detector

6. **Building**

(a) **Foundation** Section 14-58

- ☐ Provide sound footings with adequate bearing
- ☒ Repair or replace () foundation piers (X) walls (X) loose bricks (X) loose mortar
- ☐ Drain water from () under () around structure
- ☐ Remove wood piers
- ☒ Outside crawl space door required (where applies)

(b) **Floors** Section 14-59

- ☒ Level up floors
- ☒ Repair or replace () rotted/termite damaged () broken (X) sagging () fire damaged joist
- ☒ Strengthen floors
- ☒ Make floors weather-tight
- ☒ Repair loose flooring
- ☒ Have floors made smooth
- ☒ Re-floor using building paper between sub-floor and floor
- ☒ Provide proper supports for joists and sills
- ☒ Replace or repair
- ☒ Install non-absorbent material

(c) **Exterior walls** Section 14-60

- ☐ Strengthen walls
- ☒ Repair/replace () rotted () termite damaged (X) broken (X) cracked () fire damage structural members
- ☒ Repair siding (X) make weather-tight (X) re-caulk
- ☒ Repair, replace (X) loose/dilapidated siding boxing
- ☒ Paint exterior wood
- ☐ Make wall plumb

(d) **Interior walls** Section 14-61

- ☒ Repair all holes in walls & make weather-tight
- ☒ Repair or replace loose wall coverings
- ☒ Replace all highly combustible or improper wall finish
- ☒ Repair/replace (X) rotted (X) termite damaged (X) broken (X) cracked () fire damaged structural members
- ☒ Strengthen walls
- ☒ Paint interior with one coat of standard quality paint
- ☒ Repaper or clean walls

(e) **Ceilings** Section 14-62

- ☒ Repair/replace (X) rotted (X) broken (X) sagging () improperly supported () fire damaged joists
- ☐ Strengthen ceilings
- ☒ Repair all holes in ceiling and make weather-tight
- ☒ Repair or replace loose ceiling coverings
- ☐ Remove all highly combustible or improper ceiling finishings
- ☐ Remove all ceiling joists closer than 2" to a chimney

(f) **Roof** Section 14-63

- ☒ Repair/replace (X) rotted (X) broken () sagging () improperly supported () fire damaged rafters
- ☐ Install adequate ventilation
- ☒ Repair or replace (X) rotted (X) loose () sagging () fire damaged (**sheathing**)
- ☒ Repair or replace roof coverings and make weather-tight
- ☒ Install class C covering or better
- ☐ Install proper flashing at () wall () chimney
- ☐ Remove all rafters closer than 2" to a chimney

(g) **Porches** Section 14-64

- ☐ Repair or replace () front () back () side porch floor
- ☒ Repair or install adequate post and railing
- ☒ Repair or replace porch ceiling (X) front (X) back (X) side

(h) **Stairs and steps** Section 14-65

- ☐ Repair or replace steps () front () back () interior

_____ Repair or replace supports for steps or stairs

7. Property Maintenance Sections 14-42 thru 14-45

_____ Clean up structure and make sanitary

 X Repair or demolish (X) dilapidated outbuilding (X) fence

_____ Clean up yard () front () back () side

_____ Remove undergrowth () mow lot

 X Have structure exterminated of insects, rodents, or other pests

_____ Provide proper garbage receptacles

 X Wash paint (X) wall (X) ceiling

_____ Remove junked motor vehicles

 X Paint exterior wood surface

 X CONDEMNED 60% GENERAL DILAPIDATION X CONDEMNED Sections 14-94 & 14-120

Sec. 14-103(d) Use of buildings posted with notices etc

- (d) It shall be unlawful for the owner of any building upon whom a notice, complaint or order has been served to sell, transfer, mortgage, lease or otherwise dispose thereof until the provisions of the notice, complaint or order have been complied with, or until such owner shall first furnish to the transferee, lessee or mortgagee prior to such transfer, lease or mortgage a true copy of any notice, complaint or order issued by the inspector and at the same time give written notice to the inspector of the intent of transfer, lease or mortgage and to whom the transfer, lease or mortgage is proposed. A transferee, lessee or mortgagee who had received actual or constructive notice of the existence of a notice, complaint or order shall be bound by such notice, complaint or order as of the date of such transfer, lease or mortgage without service of further notice upon him.

Clifton Graves, Housing Inspector

APPRAISAL REPORT - STEPHENS PROPERTY



Property Location:

417 N Main St
Deed Book 0339, Page 0601 of the Alamance County Registry,
Burlington, NC 27217

Borrower:

N/A

Client:

City of Burlington
P. O. Box 1358
Burlington, NC 27216

Effective Date:

October 31, 2014

Prepared By:

Glenn E. Patterson
Patterson Appraisal Co., LLC

PATTERSON
APPRAISALS 

P. O. Box 597
1910-B Maple Avenue
Burlington, NC 27216

PATTERSON
APPRAISAL CO., LLC
Real Estate Appraisers, Analysts, Consultants

Glenn E. Patterson
North Carolina State Certified General Real Estate Appraiser

P. O. Box 597, 1910-B Maple Avenue
Burlington, NC 27216

336-226-6999

11/11/2014

City of Burlington
c/o Mary Fanelli
P. O. Box 1358
Burlington, NC 27216

Re: Property: 417 N Main St
Burlington, NC 27217
Borrower: N/A
File No.: PAC14174

Opinion of Value: \$ 3,500
Effective Date: October 31, 2014

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of the "as is" market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if we can be of additional service to you.

Sincerely,

Glenn E. Patterson
License or Certification #: A-2812
State: NC Expires: June 30, 2015
Glenn@PattersonAppraisal.Net



417 N. MAIN ST.

07.23.2013 13:15

417 N. MAIN ST.



07.23.2013 13:36

417 N. MAIN ST.



417 N. MAIN ST. (GARAGE MODIFIED)

07.25.2013 13:27

417 N. MAIN ST.

**ORDINANCE REQUIRING THE DEMOLITION OF HOUSE LOCATED AT
417 North Main Street IN THE CITY OF BURLINGTON**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLINGTON, NC:

- Section 1. That the house located at 417 North Main Street and owned by Mary M. Stephens has been found by the Building Inspector to be in such a dilapidated state of disrepair with substandard conditions such as to be dangerous to life, health and other property and constitute a fire or safety hazard to the residents of the City of Burlington.
- Section 2. That the owner of said property has been duly notified after *Complaint and Notice of Hearing* has been duly held by the Building Inspector to demolish and remove the said house above mentioned and the owner has failed to obey such order.
- Section 3. That this Council has found and does hereby find that the Building Inspector has complied fully with the provisions said Chapter 14 of the City of Burlington Code of Ordinances; and, that after careful review of the findings of the Building Inspector, the Council has found and does hereby find and determine that the house in question is in such a dilapidated and substandard state of disrepair as to constitute a fire or safety hazard and is dangerous to life, health and other property; and, that the owner of said houses has failed to have the house demolished and removed; and, that all proceedings of the Building Inspector are hereby incorporated into and made a part of this ordinance by reference.
- Section 4. That it is, therefore, ordered that the Building Inspector proceeds with the complete demolition and removal of said house immediately.
- Section 5. That the City Tax Collector is hereby directed to place on the City's tax records all costs incurred as a result of the demolition and removal of the house named above and such costs are to be collected in accordance with the applicable laws.
- Section 6. That subject to Section 10 hereof, the demolition and removal of said house shall be completed within sixty (60) days from the date hereof.
- Section 7. That in the event there shall be any excess funds arising from the salvage and resulting from the demolition and removal of the house mentioned, after paying all costs connected with such demolition and removal, any such balance remaining shall be deposited in the office of the Clerk of Superior Court of Alamance County, NC, by the Building Inspector to be secured in such manner as may be directed by the said court and disbursed by the court to the person or persons found to be entitled thereto by the final order decree of such court.

- Section 8. That subject to Section 10, hereof, this ordinance shall constitute a final order or condemnation and demolition and removal of such house.
- Section 9. That the contract for demolition will be awarded to the approved bidder subject to the criteria set forth in the City's Request for Proposals Building Demolition form.
- Section 10. Said ordinance shall be effective ten (10) days from this date.

Adopted this _____ day of _____ 2015 by the City Council of the City of Burlington, NC.

Officer: David Sanchez

File: _____

Date: 9/23/13

Case: _____

MINIMUM HOUSING CHECKLIST

Property Address 1740 W Davis Street

Owner / Tenant: Jesus Pages

Phone: _____

Date

Activity

- | | |
|-----------------|--|
| <u>9-23-13</u> | 1. Complaint received. |
| <u>9-23-13</u> | 2. Property Owner Search List form completed. |
| <u>9-23-13</u> | 3. Initial Inspection. |
| <u>9-20-13</u> | 4. Flag Utilities (alert utility companies that minimum housing inspection is necessary before new tenants can occupy the residential unit). |
| <u>9-23-13</u> | 5. Remove Utilities if building is immediately unsafe. Condemn and proceed to step 10. |
| <u>9-24-13</u> | 6. Send Housing Inspection Report to the owner of record along with a Courtesy Letter requesting communication within 10 days (sent by both registered and regular mail – Affidavit filed if no return receipt). |
| <u>9-24-13</u> | 7. When owner of record makes contact, list of Corrective Action(s) is given. |
| _____ | 8. Re-Inspect after 30 days. If progress is made on original Corrective Action item(s), additional time may be allowed. Note: if power was removed, temporary power in the form of a saw service may be allowed at this stage. |
| _____ | 9. If work continues, Re-Inspect in 30 days. |
| <u>10-4-13</u> | 10. If work has stopped or if unit has been Condemned, record Lis Pendens at courthouse. |
| <u>4-1-14</u> | 11. Order Title Search on property (giving time for Lis Pendens to be noted on property). |
| <u>7-7-14</u> | 12. Notify owner(s) and parties in interest of Hearing Date and Time (sent by both registered and regular mail – Affidavit if necessary – newspaper advertisement if necessary). |
| <u>7-31-14</u> | 13. Hearing with Director of Inspections and Minimum Housing Inspector. |
| <u>7-31-14</u> | 14. Issue Order to Repair or Demolish within 60 to 90 days. |
| <u>10-29-14</u> | 15. If repair or demolition remains incomplete after 60 to 90 days, forward case to the Housing Commission (minimum 10 days notice, sent by both registered and regular mail – Affidavit if necessary). |
| <u>11-25-14</u> | 16. Housing Commission may order the demolition or give more time to repair the property through a Supplemental Order. |
| <u>11-25-14</u> | 17. If the deadline of the Order comes and work remains incomplete, order Title Search update and property appraisal. |
| <u>1-28-15</u> | 18. Request Demolition Ordinance to be placed on the City Council Agenda. |
| <u>1-5-15</u> | 19. Set up meeting with City Attorney to review case file. |
| <u>1-28-15</u> | 20. Send case report to the City Manager for failure to comply with the Order to Repair or Demolish. |
| _____ | 21. Solicit bids for demolition. |

Special Notations:

CITY OF BURLINGTON HOUSING INSPECTION REPORT

Date: 9-23-2013

Inspected by: David Sanchez – (336) 516-7281

Location: 1740 W Davis St Parcel ID #123476 Map Block Lot
Gpin # 8865278780

Owner: Jesus Pages
1740 W Davis St Burlington, NC 27215

Occupant: Occupied (X) vacant (X) One Family () Apt () Rooming House

Type of Construction (X) Frame (X) Brick () Block (X) One story () Two story () Mobile Home

Work to be done indicated by (X)

1. **Light and Ventilation** Section 14-47

- ☐ Provide proper window area
- ☒ Repair windows, (X) casing, (X) sills, (X) make weather-tight
- ☐ Replace broken window panes
- ☐ Provide lights in public Halls (), Stairways ()
- ☐ () Install, () repair, screens on windows and doors
- ☐ Repair doors, make weather-tight
- ☐ All windows required to be operable

2. **Exits** Section 14-48

- ☐ Provide two main means of egress from each building
- ☒ Provide safe, continuous & unobstructed exit from interior to exterior
- ☐ Make () platforms () steps () handrails, safe
- ☒ Provide locks () outside doors () interior
- ☐ Doors must open and close unobstructed

3. **Plumbing** Section 14-49

- ☒ Connect to City water and sewer
- ☒ Repair plumbing (X) inoperable () broken () leaking
- ☐ Install hot water heater
- ☐ Plumbing fixtures required () inside toilet () lavatory () tub
- ☐ Protect plumbing from weather

4. **Heating Existing** Section 14-50

- ☐ Remove unapproved () heaters () stoves
- ☒ Provide facilities for providing adequate heating/equipment
- ☐ Repair () replace thimble
- ☐ Repair () replace () install flues
- ☐ Provide hearth at least 6" beyond each side of fireplace opening

5. **Electrical** Section 14-51 & 52

- ☒ Repair wiring and make safe
- ☐ Remove drop cords/ext. cords in excess 6' in length #12
- ☐ Install proper sized fuse panel
- ☐ Install light (upstairs ceiling fixture)
- ☐ Add additional electrical outlets (rooms 100sq ft or less, 2 outlets)
- ☐ Add convenience outlets within 6' of stationary appliance
- ☒ Smoke/CO detector (Every bedroom and hallway)

6. Building

(a) Foundation Section 14-58

- ☐ Provide sound footings with adequate bearing
- ☐ Repair or replace () foundation piers () walls () loose bricks () loose mortar
- ☐ Drain water from () under () around structure
- ☐ Remove wood piers
- ☐ Outside crawl space door required (where applies)

(b) Floors Section 14-59

- X ☐ Level up floors
- ☐ Repair or replace () rotted/termite damaged () broken () sagging (x) fire damaged joist
- X ☐ Strengthen floors
- ☐ Make floors weather-tight
- ☐ Repair loose flooring
- X ☐ Have floors made smooth
- ☐ Re-floor using building paper between sub-floor and floor
- ☐ Provide proper supports for joists and sills
- X ☐ Replace or repair
- ☐ Install non-absorbent material

(c) Exterior walls Section 14-60

- ☐ Strengthen walls
- ☐ Repair/replace () rotted () termite damaged () broken () cracked () fire damage structural members
- ☐ Repair siding () make weather-tight () re-caulk
- X ☐ Repair, replace () loose/dilapidated siding boxing
- X ☐ Paint exterior wood
- ☐ Make wall plumb

(d) Interior walls Section 14-61

- X ☐ Repair all holes in walls & make weather-tight
- X ☐ Repair or replace loose and smoke damage wall coverings
- ☐ Replace all highly combustible or improper wall finish
- X ☐ Repair/replace () rotted () termite damaged () broken () cracked (X) fire damaged structural members
- ☐ Strengthen walls
- X ☐ Paint interior with one coat of standard quality paint
- ☐ Repaper or clean walls

(e) Ceilings Section 14-62

- X ☐ Repair/replace () rotted () broken () sagging (X) fire damage
- ☐ Strengthen ceilings
- ☐ Repair all holes in ceiling and make weather-tight
- X ☐ Repair or replace loose ceiling coverings
- ☐ Remove all highly combustible or improper ceiling finishing's
- ☐ Remove all ceiling joists closer than 2" to a chimney

(f) Roof Section 14-63

- X ☐ Repair/replace () rotted () broken () sagging () improperly supported (X) fire damaged rafters
- X ☐ Install adequate ventilation
- X ☐ Repair or replace () rotted () loose () sagging (X) fire damaged sheathing
- ☐ Repair or replace roof coverings and make weather-tight
- ☐ Install class C covering or better
- ☐ Install proper flashing at () wall () chimney
- ☐ Remove all rafters closer than 2" to a chimney

(g) Porches Section 14-64

- ☐ Repair or replace () front () back () side porch floor
- ☐ Repair or install adequate post and railing
- X ☐ Repair or replace porch ceiling (X) front () back () side (X) fire damaged ceilings

(h) Stairs and steps Section 14-65

- ☐ Repair or replace steps () front () back () interior
- ☐ Repair or replace supports for steps or stairs

7. Property Maintenance Sections 14-42 thru 14-45

- ☐ Clean up structure and make sanitary)
- ☐ Repair or demolish () dilapidated outbuilding () fence
- ☐ Clean up yard () front () back () side
- ☐ Remove undergrowth () mow lot
- ☐ Have structure exterminated of insects, rodents, or other pests
- ☐ Provide proper garbage receptacles
- ☐ Wash paint () wall () ceiling
- ☐ Remove junked motor vehicles
- ☐ Paint exterior wood surface

☒ **CONDEMNED** ☐ **60% GENERAL DILAPIDATION** ☐ **CONDEMNED Sections 14-94 & 14-120**
☐ **SUBSTANDARD**

Sec. 14-103(d) Use of buildings posted with notices etc

- (d) It shall be unlawful for the owner of any building upon whom a notice, complaint or order has been served to sell, transfer, mortgage, lease or otherwise dispose thereof until the provisions of the notice, complaint or order have been complied with, or until such owner shall first furnish to the transferee, lessee or mortgagee prior to such transfer, lease or mortgage a true copy of any notice, complaint or order issued by the inspector and at the same time give written notice to the inspector of the intent of transfer, lease or mortgage and to whom the transfer, lease or mortgage is proposed. A transferee, lessee or mortgagee who had received actual or constructive notice of the existence of a notice, complaint or order shall be bound by such notice, complaint or order as of the date of such transfer, lease or mortgage without service of further notice upon him.

David Sanchez, Housing Inspector

APPRAISAL REPORT - PAGES PROPERTY



Property Location:	1740 W Davis St Plat Book 72, Page 436, Lot #2 of the Alamance County Registry. Burlington, NC 27215
Borrower:	N/A
Client:	City of Burlington P. O. Box 1358 Burlington, NC 27216
Effective Date:	December 4, 2014
Prepared By:	Glenn E. Patterson Patterson Appraisal Co., LLC

PATTERSON
APPRAISALS

P. O. Box 597
1910-B Maple Avenue
Burlington, NC 27216

Glenn E. Patterson
North Carolina State Certified General Real Estate Appraiser

P. O. Box 597, 1910-B Maple Avenue
Burlington, NC 27216
336-226-6999

12/15/2014

City of Burlington
c/o Mary Fanelli
P. O. Box 1358
Burlington, NC 27216

Re: Property: 1740 W Davis St
Burlington, NC 27215
Borrower: N/A
File No.:

Opinion of Value: \$ 21,000
Effective Date: December 4, 2014

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of the "as is" market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if we can be of additional service to you.

Sincerely,




Glenn E. Patterson
License or Certification #: A-2812
State: NC Expires: June 30, 2015
Glenn@PattersonAppraisal.Net



1740 WEST DAVIS ST.



1740

1740 WEST DAVIS ST.



1740 WEST DAVIS ST.



1740 WEST DAVIS ST.



1740 WEST DAVIS ST.

**ORDINANCE REQUIRING THE DEMOLITION OF HOUSE LOCATED AT
1740 West Davis Street IN THE CITY OF BURLINGTON**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLINGTON, NC:

- Section 1. That the house located at 1740 West Davis Street and owned by Jesus Pages has been found by the Building Inspector to be in such a dilapidated state of disrepair with substandard conditions such as to be dangerous to life, health and other property and constitute a fire or safety hazard to the residents of the City of Burlington.
- Section 2. That the owner of said property has been duly notified after *Complaint and Notice of Hearing* has been duly held by the Building Inspector to demolish and remove the said house above mentioned and the owner has failed to obey such order.
- Section 3. That this Council has found and does hereby find that the Building Inspector has complied fully with the provisions said Chapter 14 of the City of Burlington Code of Ordinances; and, that after careful review of the findings of the Building Inspector, the Council has found and does hereby find and determine that the house in question is in such a dilapidated and substandard state of disrepair as to constitute a fire or safety hazard and is dangerous to life, health and other property; and, that the owner of said houses has failed to have the house demolished and removed; and, that all proceedings of the Building Inspector are hereby incorporated into and made a part of this ordinance by reference.
- Section 4. That it is, therefore, ordered that the Building Inspector proceeds with the complete demolition and removal of said house immediately.
- Section 5. That the City Tax Collector is hereby directed to place on the City's tax records all costs incurred as a result of the demolition and removal of the house named above and such costs are to be collected in accordance with the applicable laws.
- Section 6. That subject to Section 10 hereof, the demolition and removal of said house shall be completed within sixty (60) days from the date hereof.
- Section 7. That in the event there shall be any excess funds arising from the salvage and resulting from the demolition and removal of the house mentioned, after paying all costs connected with such demolition and removal, any such balance remaining shall be deposited in the office of the Clerk of Superior Court of Alamance County, NC, by the Building Inspector to be secured in such manner as may be directed by the said court and disbursed by the court to the person or persons found to be entitled thereto by the final order decree of such court.

- Section 8. That subject to Section 10, hereof, this ordinance shall constitute a final order or condemnation and demolition and removal of such house.
- Section 9. That the contract for demolition will be awarded to the approved bidder subject to the criteria set forth in the City's Request for Proposals Building Demolition form.
- Section 10. Said ordinance shall be effective ten (10) days from this date.

Adopted this _____ day of _____ 2015 by the City Council of the City of Burlington, NC.

MEMORANDUM

TO: Harold Owen, City Manager

FROM: Amy Nelson, Director of Planning & Economic Development

DATE: January 27, 2015

SUBJECT: City Council Work Session Agenda – February 2, 2015

Please ask the City Council to place the UDO Ideas Forum on the February 2, 2015 work session agenda. The purpose of the Ideas Forum is to gather City Council input on the direction they wish to see the UDO process go and on which areas they specifically wish the project and resulting ordinance to focus. The UDO Advisory Committee and Planning & Zoning Commission have both been encouraged to attend as well.

Chad Meadows from CodeWright Planners, Jackie Turner from RATIO Architects and Nathaniel Parker from the Ellis & Parker Law Firm will be in attendance to facilitate the forum.

If you desire further information, please advise.

AN/ds

DESIGN BURLINGTON

Ideas Forum for the Unified Development Ordinance (UDO)

The Ideas Forum is an opportunity to discuss new regulatory approaches with the City Council. The consulting team will provide an overview of 5 topic areas and engage in discussion about whether or not the Code Assessment should further explore these topics. The Code Assessment is the “road map” for the UDO text, and will identify key recommendations for the new regulations and how the UDO will be formatted. The 5 topic areas to be discussed include:

1. The Comprehensive Plan

Burlington is in the process of finalizing *Destination Burlington*, a comprehensive plan to guide growth and development for the next 15 years. This portion of the Ideas Forum will present some key goals in the plan related to better livability and mobility and describe how the new UDO could help address them.

2. Modern Trends in Coding

This portion of the Ideas Forum will describe a series of national best practices used in similar communities to address several broad cultural and economic changes taking place. It will focus on how the city can remain competitive through an expanded ability to mix different land uses, regulations that recognize distinctions in local context, and techniques that respond to changing trends in employment and shopping.

3. Form-Based Codes

Form-based codes are used to establish compact, pedestrian-oriented urban areas that convey a strong sense of place (like a traditional main street or a festival marketplace). They focus less on segregation of uses and more on how well an area functions. These kinds of codes have been used successfully to revitalize declining urban centers and to establish highly functional greenfield communities. This portion of the Ideas Forum will explore the continuum of approaches to form-based coding and the pros and cons associated with each.

4. Housing and Neighborhoods

Many of the changes sweeping the country are a result of changing demographics, changing locational preferences, and changing income levels. Successful communities are recognizing that to remain competitive and desirable, it is necessary to broaden the range of available housing choices, lifestyle options, and affordability. This portion of the Ideas Forum overviews these changes and describes how other communities are addressing them.

5. Procedural Efficiency

Economic development, job creation, and retention of a talented workforce are all aspects of successful 21st Century communities. Efficient, clear, and predictable development review procedures, along with incentives for preferred development, are good ways to encourage these aspects. This portion of the Ideas Forum will make efficiency recommendations for the city to consider (such as a greater reliance on administrative decision-making, new flexibility mechanisms, menu-based approaches to compliance, and optional incentives).



IDEAS FORUM

February 2, 2015
5:00 pm

Burlington Municipal
Building
425 South Lexington
Avenue

Downstairs Conference
Room

